

**NEIGHBORHOODS AND HOUSING SERVICES**  
**DEPARTMENT**  
*Neighborhood Bulletin*

Summer 2013 Edition

**“We protect, sustain and empower the community and create opportunities that enhance livability and quality of life.”**



**MESSAGE FROM THE DIRECTOR**

***JOHN A. WOOD***

**INSIDE**

Top Code Violations .....	2
Enforcement .....	2
Volunteer Inspector Program .....	3
Graffiti Abatement Program .....	3
Land Bank of Kansas City, Missouri .....	4
Employee Appreciation Day 2013 .....	5-7
Tips Page .....	8

**T**his issue of the Neighborhood Bulletin highlights our Neighborhood Preservation Division and its services. Neighborhood Preservation (NPD), located at 4900 Swope Parkway, is the department’s largest with 78 staff, who addresses thousands of 311 complaints on litter, nuisance weed abatements, incidents of open entry, dangerous and abandoned structures, etc. Overall NPD encompasses services aimed at preserving properties, protecting property values, and promoting healthier and safer environments for residents. Staff is experienced and takes pride in providing timely professional code enforcement and abatement of code violations.

In addition to the traditional service, the division was expanded in FY 2014 to include the Kansas City Land Bank and to manage the re-constituted Kansas City Missouri Homesteading Authority to address the growing number of vacant, abandoned properties. The growth in these properties has also contributed to an increase in 311 calls on weeds and open entry because the properties are unattended and subject to disrepair and vandalism. Both the Land Bank and Homesteading Authority are designed to take temporary ownership and control of the properties in their inventories and offer them to potential homeowners and/or “good” investors who commit to repairing the properties and putting them back on the tax rolls with tenants or homebuyers.

Together, these services and tools enable the City to better serve its residents and enhance both livability and quality of life. And as the City focuses more on strategic customer service delivery, NPD expects to be in the forefront of more efficient and effective ways of meeting citizen expectations.

## NEIGHBORHOOD PRESERVATION

**T**he Neighborhood Preservation Division is responsible for enforcing the City's nuisance code and property maintenance code. Code enforcement helps to improve and stabilize neighborhoods, protect property values and promote a healthier and safer environment. In addition, the division now includes the **Dangerous Building Demolitions** and **Nuisance Abatement** programs.

There is a direct correlation between code violations and crime. Uncorrected code violations also reduce property values and contribute to the appearance of blight and neglect. Please promptly inform us of any nuisance or property maintenance code violations and immediately resolve any code violations that may be on your property.

### OUR GOALS

- Provide timely professional code enforcement to the residents of Kansas City, Mo.
- Help ensure neighborhoods are improved and stabilized through code enforcement and, when necessary, abatement of code violations.
- Help protect property values, and achieve a healthier and safer environment for residents.

### Top Code Violations

The **Nuisance Code** violations are violations generally found in yard areas around buildings. Some common Nuisance Code violations are:

- Litter, trash, or rubbish on premises.
- Disabled and unlicensed vehicles.
- Weeds or grasses over 10' inches high.
- Improperly parked vehicles not on approved surfaces (normally asphalt or concrete).
- Tree limbs or brush in yard.
- Open storage upon residential premises and or vacant lots. Residential property cannot be used for open storage of anything other than yard furniture, neatly stacked firewood, garden or yard tools, toys, and building materials must be neatly stacked 18 inches off the ground.

- Illegal dumping, or depositing material on public or private property without the consent of the owner, is the most common type of environmental crime. Many items are routinely dumped along roadsides and in dead-end streets.
- The spread of graffiti on both public and private buildings causes blight within the City.

A ten (10) day notice (Order to Remove) is issued to residents with nuisance related violations in an effort to obtain voluntary compliance and to correct the violation(s) present.

The **Property Maintenance** Code violations are violations related to minimum standards for the occupancy and maintenance of buildings and their premises. Some common Property Maintenance Code violations include:

- Rotten or broken house eaves.
- Broken or cracked windows
- Roofs that have missing shingles or holes.
- Interior maintenance that includes plumbing and electrical components in disrepair.
- Hanging or missing rain guttering.
- Peeling paint, and exterior walls that have holes, cracks, or rotten wood.

### Enforcement

**W**hen code violations are found on a property the Code Enforcement Inspector will generate the appropriate violation letters to be mailed to both the owner and/or occupant of the property in question. Upon expiration of the violation letters a re-inspection is conducted. If during the re-inspection the code violations remain, photos are taken and tickets or Citations are prepared and mailed to the owner and/or occupant. In addition to ticket/citation fines: after the third inspection if the violation remains on the property the inspector will generate an inspection fee to be applied to the parcel and a bill is mailed to the owner.

## ENFORCEMENT CONTINUED

In addition to legal enforcement nuisance violations (rank weeds & debris) will be referred to our abatement section of the division. Bonded, licensed and insured contractors will be assigned work orders to mow and clean properties that remain in violation. Property owners will be billed \$180.00 as an administrative fee plus the cost of abatement once the work is complete. If the property owner fails to pay the bill, a lien will be placed on the property for the cost of the abatement. The bill will also be handed over for collection through a collection agency or a City attorney.

### Volunteer Inspector Program

**T**his program is designed to provide neighborhood groups an opportunity to be directly involved in the enforcement of our city codes. Having volunteers within the neighborhood will allow us to address violations in a more timely fashion. Volunteer inspectors will submit information for those properties with nuisance violations. You will receive training on what to look for and how to report it. After the information is turned in a notice will be sent to the owner/occupant regarding the violation(s). It is crucial that the information reported is accurate. Once the notice expires, an inspection will be done to see if any violations remain. Any remaining violations will be referred for abatement by City contractors. Property owners will be assessed the abatement cost and will receive administrative fines. It is our hope that this program will provide a much faster response to the abatement of nuisance violations.

### Graffiti Abatement Program

**N**eighborhoods that ignore graffiti send a message of apathy, which can lead to more violent and destructive crimes. To proactively address this gateway crime, the City recently re-launched a Neighborhood Graffiti Abatement Program that provides the tools and the know-how to properly and promptly remove graffiti.

On Saturday, July 13, the City of Kansas City, Mo., along with various neighborhood groups had the unique opportunity to gain skills to help combat neighborhood graffiti issues. The City teamed up with Glidden Professional, a power washer company, to demonstrate graffiti removal training in the parking lot of the City's Neighborhood Preservation Division, 4900 Swope Parkway.

Registered neighborhood groups learned how to properly use graffiti removal chemicals and power washers to support the City's Neighborhood Graffiti Abatement

Program. Staff provided a live demonstration of the equipment and allowed neighborhood groups to practice using it. Informational materials on graffiti and the proper use of graffiti removal chemical and power washers was distributed.

The City, through its Neighborhood Graffiti Abatement Program, has acquired 10 power washers and graffiti removal chemicals that registered neighborhood groups may rent and use, **free of charge**, to remove graffiti.

The Neighborhood Graffiti Abatement Program is an initiative of the City's Gateway Crimes Task Force and administered through the Neighborhoods and Housing Services department. For additional information, please contact John Parks at 816 513-8433.

### Illegal Dumping Highlight

**\*\*Please see attached link for the PITCH article.**

<http://www.pitch.com/FastPitch/archives/2013/06/19/alan-ashurst-tracks-kansas-citys-illegal-dumpers>





## LAND BANK OF KANSAS CITY, MISSOURI

**T**he Land Bank of Kansas City, Missouri recently moved into the second floor at 4900 Swope Parkway and has begun accepting offers for properties. The inventory of properties now numbers over 3,600. Of those, approximately 800 are houses and other structures. The rest are vacant lots of various shapes and sizes.

The goal is to sell the properties to people who will improve and maintain them so they do not blight the neighborhood in which they are located. Background checks are performed on those who submit offers and the offer must include documentation on the plan for repair and future use of the property. There must also be documentation to establish the person has the resources needed to carry out their plan. The Land Bank will be able to “take back” a property if the buyer does not carry through with their promise to improve and/or maintain it.

David Park is serving as executive director for the Land Bank. Other staff include Michael Patillo, operations manager; Shurlonda Eason, administrative assistant; Mae Caruthers, administrative assistant; Matt Keeney, inspector; and Shawn Kirkwood, inspector.

Property records are being maintained in a new web-based software system named ePropertyPlus. The system has a web site feature that enables the public to search the inventory of records and obtain information on properties for sale.

Information regarding the Land Bank is available at [www.kemolandbank.com](http://www.kemolandbank.com). A link to the site to search the property database may be found there.



**2319 Poplar**



**3236 Brooklyn**



**3028 Park**

## EMPLOYEE APPRECIATION DAY 2013

Thanks, I had a blast!!!! I think we should have a dunk tank next year for the Management Team!!!!

Durand Eddins, Animal Health & Public Safety

I think we need to do that more often

Jeremiah Hayden-Hathaway, Neighborhood Preservation

Thank you for sending out the lunch boxes, we appreciate them very much and they were so good.

Renee Husereaux, Tow Services

Thanks to you all!

Lisa Payne, Regulated Industries

Great job to you and everyone involved for putting this awesome event together.

Patrick Egberuare, Animal Health & Public Safety

Thank you. The photos were even better than being there—no ants, no flies, no humidity, but all the fun captured in living color!

Melissa Brill, Housing & Community Development

Thanks.....I really appreciated this and I totally enjoyed myself!!!!

Lisa R. Lambert, Neighborhood Preservation

You all did a wonderful job. It was really nice, good food, good fun and good people! Thanks

Kim Harris, Housing & Community Development

Thank you had a fun time

Catina Hill, Neighborhood Preservation

Thanks sooooo much!!!!

Orville K Smith, Neighborhood Preservation



**It's been such a long**



**Let's eat!**



## EMPLOYEE APPRECIATION DAY



**Thanks for all you do**



## EMPLOYEE APPRECIATION DAY

Lets Get this Party Started!



**So You Think You Can Dance**

## **CITY OF KANSAS CITY, MISSOURI**

414 E 12th Street  
Kansas City, MO 64106

Phone: (816) 513-3200  
Fax: (816) 513-3201  
E-mail: [ncs@kcmo.org](mailto:ncs@kcmo.org)



### **NEIGHBORHOODS AND HOUSING SERVICES DEPARTMENT**

## **TIPS PAGE**

Make sure your neighborhood, homeowner's association or block club is registered with the City at 816 513-1313. Otherwise, you may be missing out on valuable services and information.

The Adopt-a-Neighborhood Program allows community associations to hire youth or young adults to mow vacant lots and abandoned property acquired by the City. Applications usually are due by early April. Call 816 513-9016.

Planning a block party on your street: Remember to obtain a block party permit from the Public Works Department's Street and Traffic Division at 816 513-1313.

License your pet so it can be safely returned if lost. The fee is only \$10 and helps fund the animal shelter. Call the 311 Call Center or 816 513-1313 to find out how.

Avoid excessive tow fees at accident scenes by only using tow drivers requested by KCPD. Also, do not sign a tow ticket unless the charges are listed. Signing a blank ticket allows tow drivers to charge whatever they please.

A tow requested through KCPD dispatch system will cost \$200 unless special circumstances apply, such as a rollover or winching. Many tow bills from "wreck chasers" are more than \$1,000.